



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, September 9, 2025
7:00 PM
Civic Center, Galligan Room

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call to Order**
- B. Public Comment**
- C. New Business**
 - 1) Public Hearing - 807 Hill Avenue, Lot Coverage Ratio Variation
 - 2) Public Hearing - 194 S. Ellyn Avenue - Detached Garage Variations
- D. Other Business**
 - 1) Review and Approval of Rules of Procedure for the Glen Ellyn Zoning Board of Appeals
- E. Chairperson's Statement**
- F. Trustee Liaison's Report**
- G. Staff Report**
- H. Adjournment**

Dear Petitioner(s) and Interested Citizens: Once a variation request has been heard by the Zoning Board of Appeals, the Board may make a recommendation and minutes of the hearing are prepared. The variation, along with the minutes, summary report and all related material, is submitted for consideration by the Village Board at a regularly scheduled Village Board meeting. To confirm exact times and dates for Village Board consideration of a project, please call 630-547-5241.



**Glen Ellyn Zoning Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/9/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-745)**

DOC ID: 2025-745

Public Hearing - 807 Hill Avenue, Lot Coverage Ratio Variation

Statement of the Issue:

The petitioner is Patrick Bouchard, the owner of the property at 807 Hill Avenue. He has applied for a zoning variation to allow the construction of an approximately 286 square foot addition to the rear of a two-story single-family home that would result in a lot coverage of approximately 1,890 square feet or 22% of the lot.

Analysis:

REQUEST: The petitioners request approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-4-8(E)1 – to allow the total lot coverage ratio of the property to be 22% in lieu of the maximum allowed lot coverage ratio of 20% to allow the construction of a rear sunroom addition to an existing single-family home.

ZONING/USE: The subject property is zoned R2 - Residential District and improved with a two-story single-family home.

PUBLIC NOTICE: Notice of the public hearing was published in the August 22, 2025, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY:

Year	Ordinance No.	Type
1992	3971-Z	Zoning variation to allow construction of home on a non-conforming lot width.

PERMIT HISTORY:

Year	Permit No.	Type
2022	20222220	Replace Furnace and AC Condenser
2019	20192391	Roof Replacement
2015	20150974	Driveway Expansion

2012	20120542	Fence
1999	16375	Accessory Building - Shed
1993	14173	New Single-Family Home

PROPOSED: The applicant is proposing the construction of an approximately 286-square-foot addition to the rear existing home on the property. The proposed addition is to be constructed on the location of the existing deck (which will be removed) and consists of the construction of a 13'x22'x13' unconditioned sunroom on a concrete pier foundation with a 7'x13' deck per the provided architectural drawings.

ANALYSIS: In order to proceed with the project as proposed, the petitioner will need to be granted the following variations from the Zoning Code:

1. Section 10-4-8(E)1 – to allow the total lot coverage ratio of the property to be 22% in lieu of the maximum allowed lot coverage ratio of 20% to allow the construction of a rear sun-room addition to an existing single-family home.

The existing house was constructed in 1993. The existing lot coverage ratio of the property is approximately 1,608.78 square feet or 18.2% of the area of the 8,780 square foot property. The proposed 286 square foot addition would result in a total lot coverage area of 1,890 square feet or 22% of the property.

The applicant has stated that the property is currently nonconforming to the R2 district standard for lot width, which causes a decrease in the buildable area for allowable lot coverage for this property. The applicant has also stated that because the proposed addition will be located in the rear of the home and will conform to all other regulations required in the R2 zoning district, the proposed addition will not alter the essential character of the locality of the property by using similar materials and styles to match the existing home, making it appear as if the addition has always been on the property.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners’ application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variation and if the essential character of the neighborhood is maintained.

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request per Section 10-10-12 of the Glen Ellyn Zoning Code.

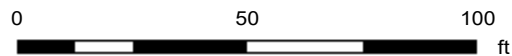
Attachments:

1. Aerial Map
2. Zoning Map

3. Application - Zoning Variation
4. Plat of Survey
5. Building Plan



Legend



Print Date: 9/3/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

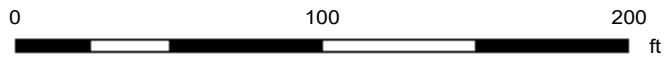


Legend

Zoning and Development

Zoning

 R2: Single Family Residential District



Print Date: 9/3/2025

Notes

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VILLAGE OF GLEN ELLYN

Zoning Variation Application Packet

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

APPLICATION FOR ZONING VARIATION

Date Filed: 7/29/2025

Application No: 2025-0027

Name of Applicant: Patrick Bouchard

Address of Applicant: 807 Hill Avenue Glen Ellyn, IL 60137

Property Interest of Applicant: Owner

Name of Owner: Bouchard, Mr & Mrs Patrick

Address of Owner: 807 Hill Ave Glen Ellyn, IL 60137

Type	Name	Address	Phone	Email
Petitioner	Patrick Bouchard	807 Hill Avenue Glen Ellyn, IL 60137		
Web Administrator	Patrick Bouchard	807 Hill Avenue Glen Ellyn, IL 60137		
Parcel Owner	Bouchard, Mr & Mrs Patrick	807 Hill Ave Glen Ellyn, IL 60137		

Property Address: 807 Hill Ave

Project Name: Web Project

Project Description: Removing the current rear deck and replacing it with sunroom to be used throughout the year.

Legal Description of Property:

Lot 2 in block 1 in Arthur T. McIntosh and Company's May Avenue subdivision, being a resubdivision of Lots 20, 21 and 22 of J.R. Smith's Addition to Glen Ellyn, Being a Subdivision in sections 12 and 13, Township 39 North, Range 10, East of the third principal meridian, according to the plat of said McIntosh and Company's May Avenue subdivision, recorded March 16, 1925 as Document 189690, in DuPage County, Illinois

Zoning: R2, Single Family Residential District

Lot Dimensions: 56 x 156.79

Lot Area: 8780

: 05131000020000

Present Use:

Residential.

Estimated Date to Begin New Use/Construction: 9/1/2025

Narrative Statement:

We are requesting a variation for the allowable lot coverages required for the R-2 district according to Chapter 4, section 10-4-8. - R2 Residential District sub section (E) Maximum lot coverage ration part 1. Lot coverage ratio, more than one story: Lot coverage ratio, single-family dwellings, more than one story, and accessory buildings: 20 percent of the lot. The variance request is for 2% additional lot coverage for a sunroom addition changing the total lot coverage percentage from 20% to 22%

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

The existing property has an angled front lot line, tapers in lot width from the front to the back and is less than the current Glen Ellyn R-2 district standard for lot width.

2. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations) OR Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The property is currently non conforming to the R-2 district standard for lot width which causes a decrease in the allowable lot coverage for this property. This is not a common thing for the surrounding properties along with the shape of the existing lot.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The proposed addition will not alter the essential character of the locality of the property by using similar materials and styles to match the existing home making it appear as if the addition has always been on the property.

4. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

The existing property front lot line is significantly angled and the lot narrows towards the rear yard.

5. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

The existing lot is less than the current Glen Ellyn R2 standard for lot width of 66ft. and 3".

6. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The purpose of the proposed addition is not the desire to make money on the property but to make a usable space in the backyard that can be enjoyed year-round.

7. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

The current hardship has not been created by any person with interest in the property but have been created by the current zoning codes/ordinances with the Village of Glen Ellyn. Examples include the shape of the existing lot and the property not being in the current standard for lot width.

8. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

The addition is located in the backyard of the property inside of a fenced in yard, this will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

9. Provide evidence that the proposed variation will not: Impair an adequate supply of light and air to adjacent property.

The addition is located off the rear of the property and will not be taller than the existing home roof, this will not impair an adequate supply of light and air to adjacent properties.

10. Provide evidence that the proposed variation will not: Substantially increase the hazard from fire or other dangers to the property in question or adjacent property.

The proposed addition will be built to comply with the existing Village of Glen Ellyn codes and will not increase the hazard from fire or other dangers to the property or adjacent properties.

11. Provide evidence that the proposed variation will not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

The proposed addition will be in the backyard and not viewable from the parkway, it will also match the style and materials of the existing home. This will not impair the public health, safety, comfort, morals or general welfare of the Village.

12. Provide evidence that the proposed variation will not: Diminish or impair property values within the neighborhood.

The proposed addition will be built in place of an existing older deck and will match the existing home; it will neither diminish nor impair property values within the neighborhood.

13. Provide evidence that the proposed variation will not: Unduly increase traffic congestion in the public streets and highway.

The proposed addition cannot be seen from the parkway as it is located off the back of the home, this will not increase traffic congestion in the public streets and highway.

14. Provide evidence that the proposed variation will not: Create a nuisance.

The proposed addition will be located within the property lines and located off the back of the existing home; this will cause no additional nuisances for the Village.

15. Provide evidence that the proposed variation will not: Results in an increase in public expenditures.

The proposed addition is for a residential property located within the lot lines, resulting in no effect to public expenditure.

16. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

The current 2% increase in lot coverage from 20% to 22% is the minimum variation in order to make the proposed addition a usable space and to put the addition in the footprint of the existing deck that will be removed.

17. Please add any comments which may assist the commission in reviewing this application.

OWNERSHIP BY LAND TRUST

Date: 7/29/2025

Address: 807 Hill Ave

Legal Description:

Lot 2 in block 1 in Arthur T. McIntosh and Company's May Avenue subdivision, being a resubdivision of Lots 20, 21 and 22 of J.R. Smith's Addition to Glen Ellyn, Being a Subdivision in sections 12 and 13, Township 39 North, Range 10, East of the third principal meridian, according to the plat of said McIntosh and Company's May Avenue subdivision, recorded March 16, 1925 as Document 189690, in DuPage County, Illinois

TRUSTEE:

TRUST NO.:

Address:

LIST ALL BENEFICIARIES:

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OWNERSHIP BY A CORPORATION

Date: 7/29/2025

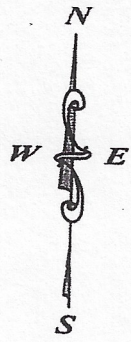
Address: 807 Hill Ave

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LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK):

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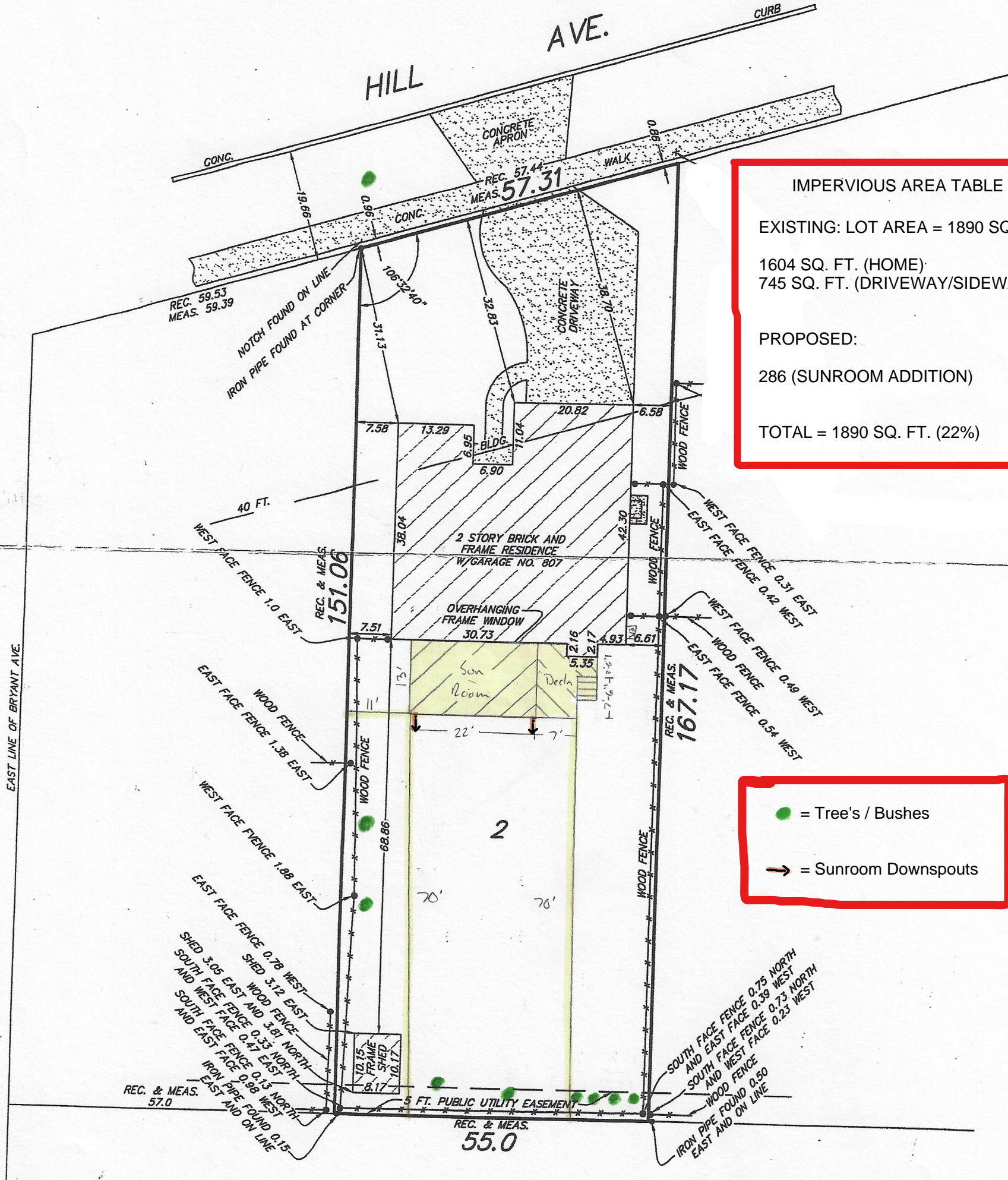
Jens K. Doe
Professional Land Surveyors, P.C.
PLAT OF SURVEY

ORDER NO.
19-0080

of
LOT 2 IN BLOCK 1 IN ARTHUR T. MC INTOSH AND COMPANY'S MAY AVENUE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 20, 21 AND 22 OF J.R. SMITH'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTIONS 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MC INTOSH AND COMPANY'S MAY AVENUE SUBDIVISION, RECORDED MARCH 16, 1925 AS DOCUMENT 189690, IN DUPAGE COUNTY, ILLINOIS.

Scale - 1 inch = 20 feet

COMMONLY KNOWN AS: 807 HILL AVE., GLEN ELLYN, ILLINOIS.



IMPERVIOUS AREA TABLE

EXISTING: LOT AREA = 1890 SQ. FT.

1604 SQ. FT. (HOME)
745 SQ. FT. (DRIVEWAY/SIDEWALK)

PROPOSED:

286 (SUNROOM ADDITION)

TOTAL = 1890 SQ. FT. (22%)

- = Tree's / Bushes
- = Sunroom Downspouts

NOTE:
The legal description noted on this plat is a copy of the land survey order placed by the client and for accuracy **MUST** Be compared with the Deed. For building restrictions refer to your Abstract, Deed or Contract.

Compare distances between points before building and report any discrepancy to this office immediately.

Dimensions shown hereon are not to be assumed or scaled.

Dimensions shown hereon are in feet and decimal parts thereof.

Field work completion date : February 25, 2019.
ORDERED BY:
LAW OFFICE OF JOHN WINAND

State of Illinois)
County of Cook)

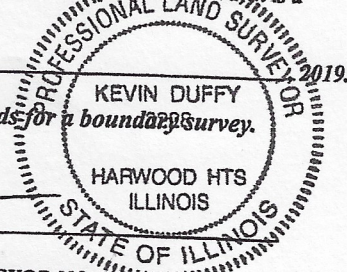
JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C., does hereby certify that a survey has been made under its direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon shown is a correct representation of said survey.

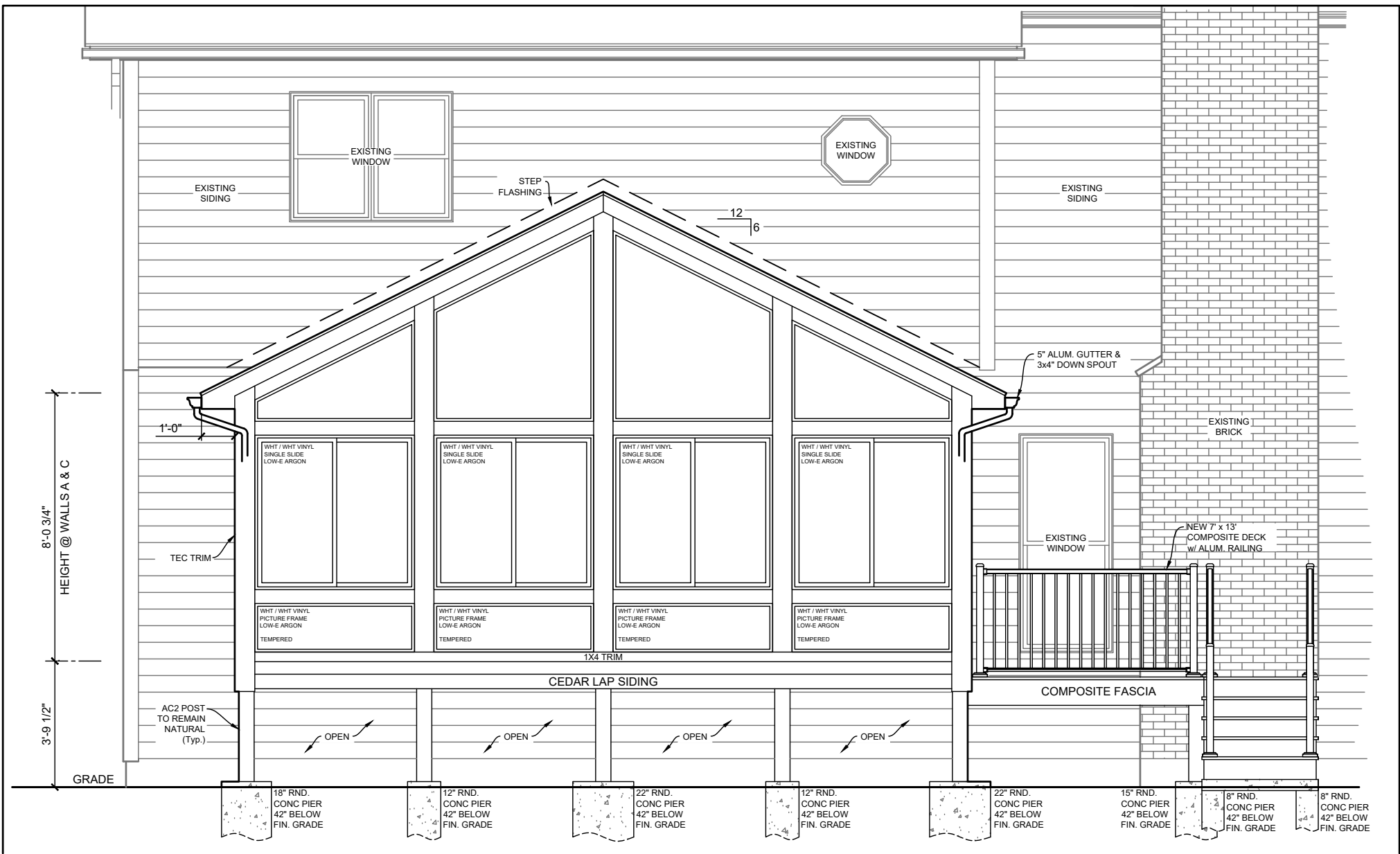
Chicago, Illinois, Dated this 28th Day of February

This professional service conforms to the current Illinois minimum standards for a boundary survey.

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C.

KEVIN DUFFY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3228
LICENSE EXPIRATION : 11 - 30 - 20





TimberBuilt
Rooms

TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

NOTES:
 IRC. 2018
 IECC. 2021
 IPC. 2014
 NEC. 2017
 ROOM IS A UNCONDITIONED SPACE
 ASSUMED WIND LOAD
 = 115 MPH ULTIMATE
 ASSUMED SNOW LOAD
 = 30 PSF
 ALL FASTENERS & CONNECTORS
 TO BE HOT DIPPED GALVANIZED

Front Elevation

CUSTOMER

Patrick & Allison Bouchard
 807 Hill Ave.
 Glen Ellyn, IL 60137

PROJECT: BOUCHARD

DATE: 7-25-2025

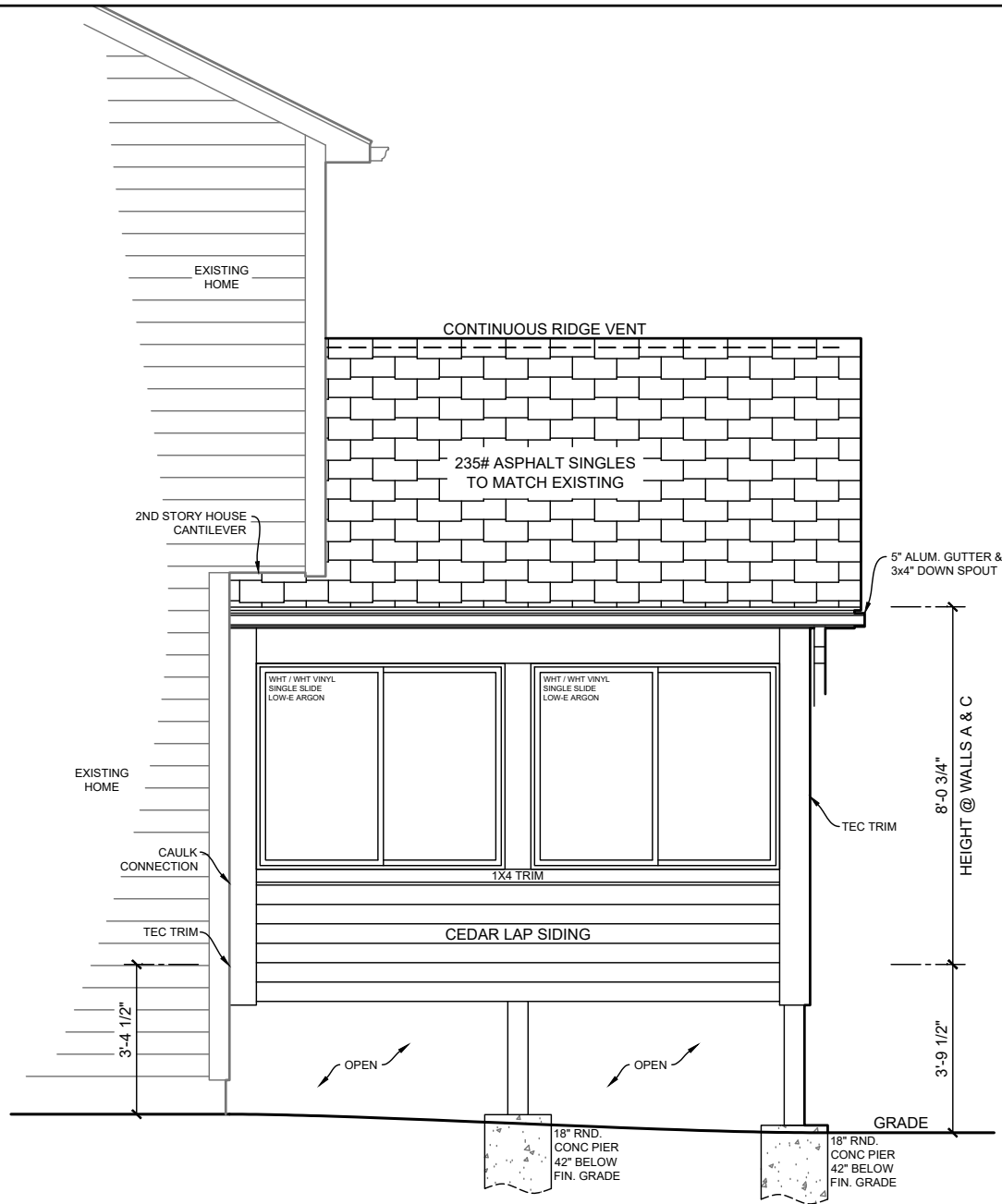
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REVISION: A

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DRAWN BY: JGS

EXP. DATE: 11/30/2026
 ARCHITECT SEAL



NOTES:

PROJECT: **BOUCHARD**

DATE: **7-25-2025**

PAGE #: **2**

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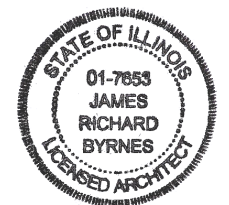
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DRAWN BY: **JGS**

Left Elevation

CUSTOMER

Patrick & Allison Bouchard
807 Hill Ave.
Glen Ellyn, IL 60137



EXP. DATE: 11/30/2026

ARCHITECT SEAL

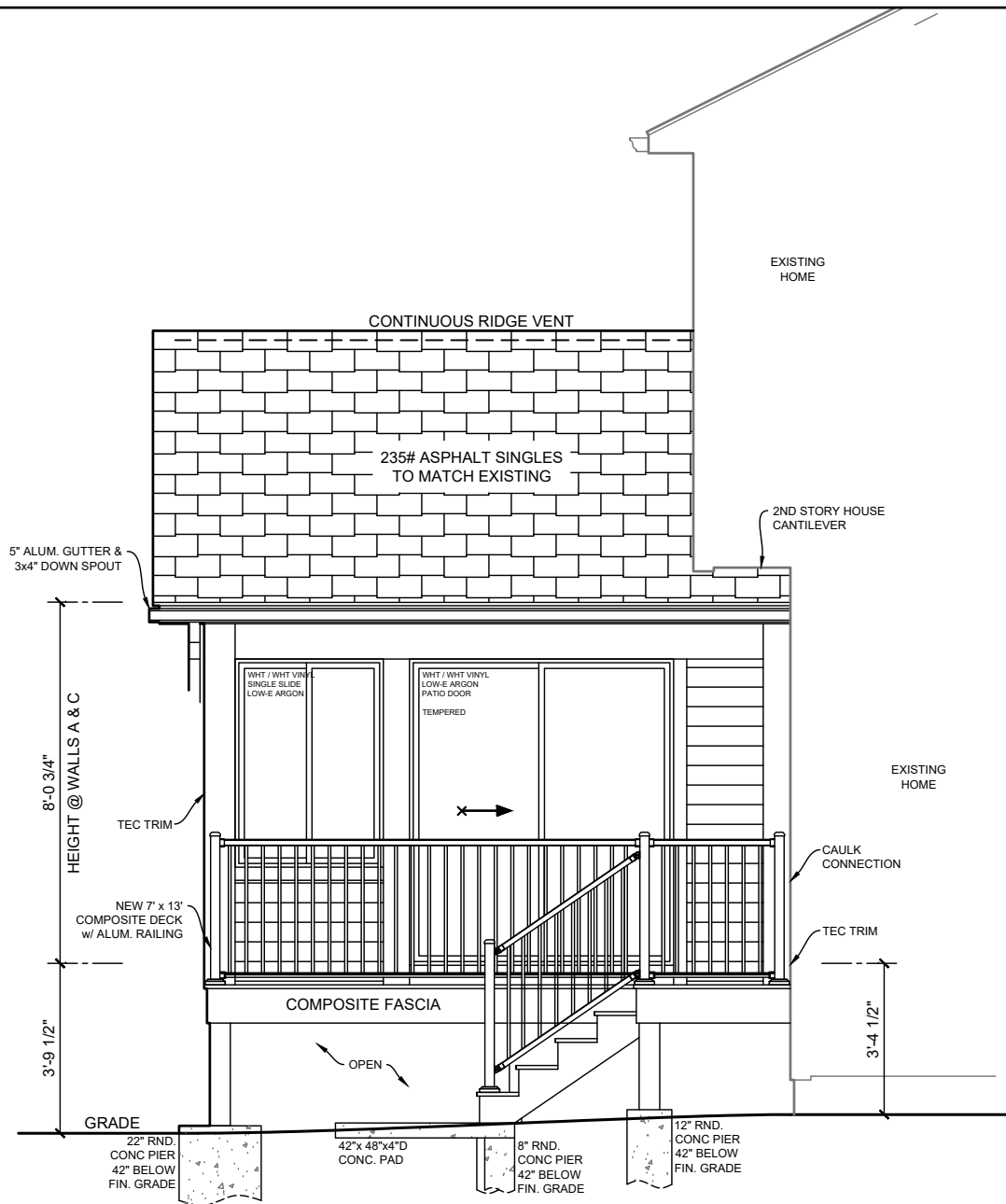
TimberBuilt™

TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

Rooms

Left Elevation

SCALE 1/4" = 1' - 0"



Right Elevation

SCALE 1/4" = 1' - 0"

NOTES:

PROJECT: **BOUCHARD**

DATE: **7-25-2025**

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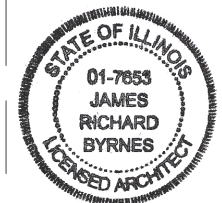
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DRAWN BY: **JGS**

Right Elevation

CUSTOMER

Patrick & Allison
Bouchard
807 Hill Ave.
Glen Ellyn, IL 60137



EXP. DATE: 11/30/2026

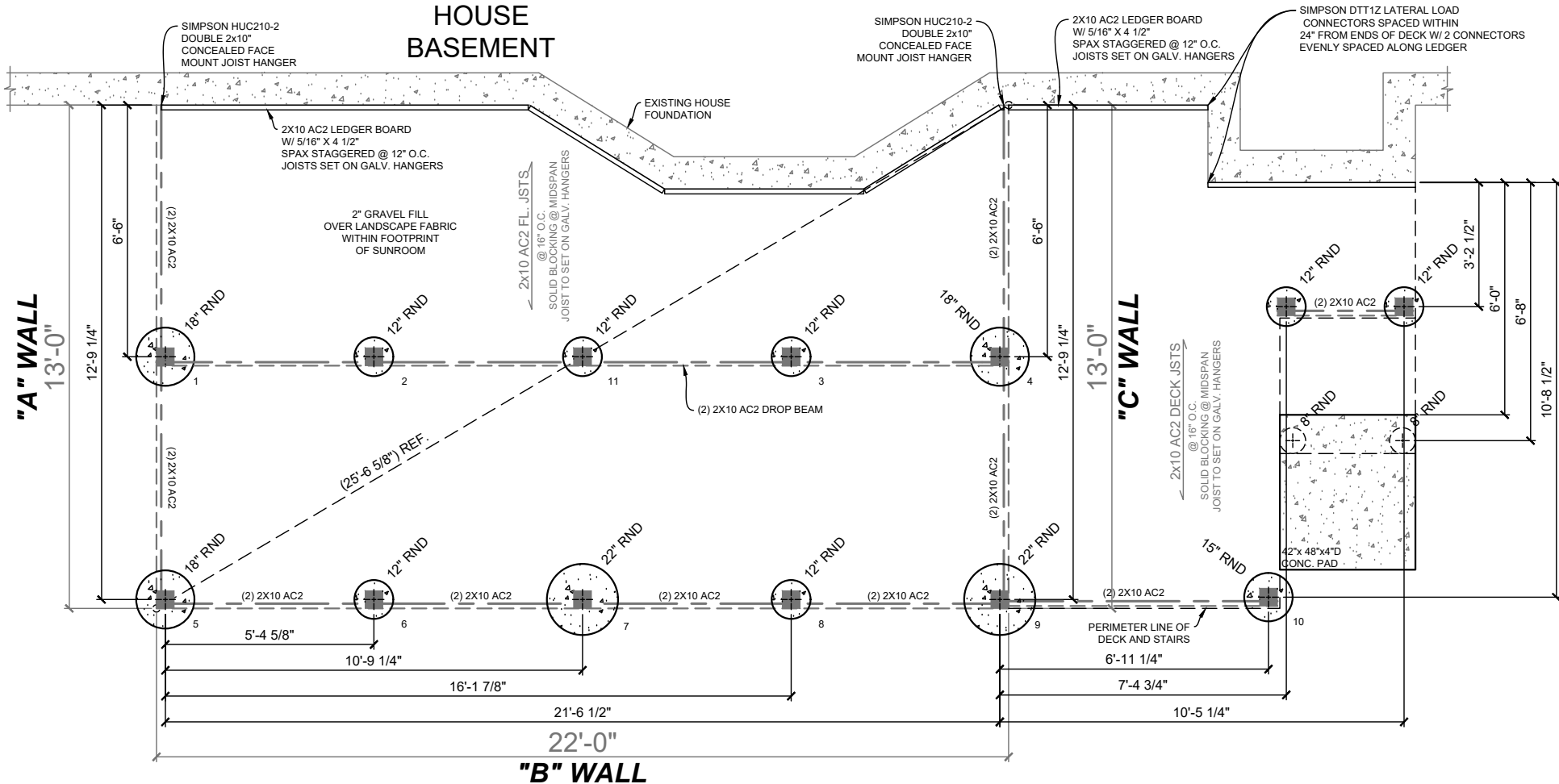
ARCHITECT SEAL

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TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

Rooms

HOUSE BASEMENT

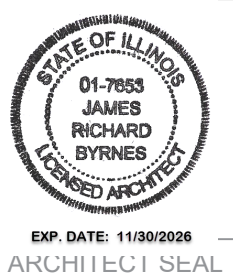


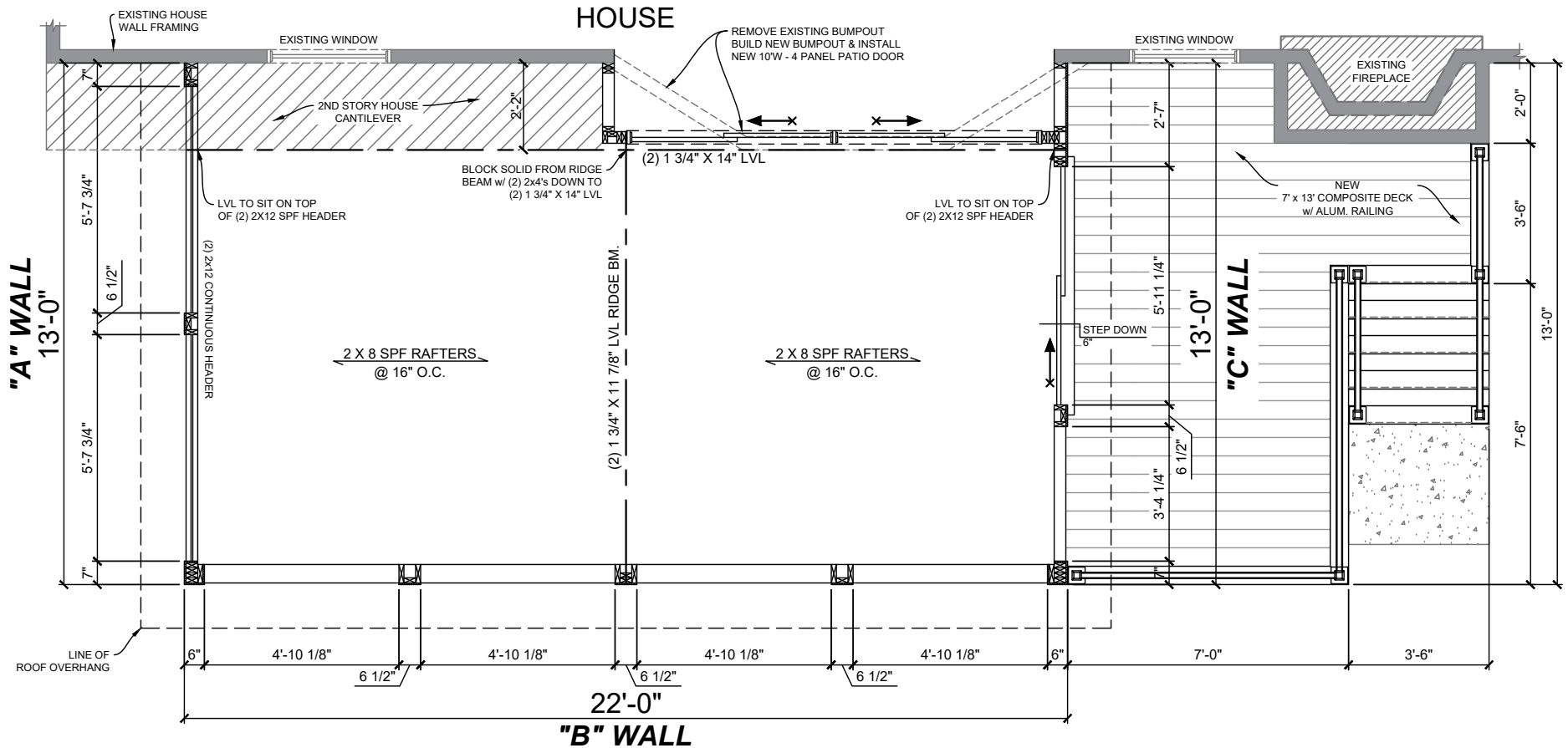
NOTES:
 NO BASEMENT EXITS OR ESCAPE WINDOWS WILL BE REMOVED OR BLOCKED BY THIS ADDITION
 ASSUMED SOIL BEARING PRESSURE = 1500 PSF

Foundation Plan

CUSTOMER
 Patrick & Allison Bouchard
 807 Hill Ave.
 Glen Ellyn, IL 60137

PROJECT: BOUCHARD
 DATE: 7-25-2025
 PAGE #: 4
 REVISION: A
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IF THERE IS EXISTING EXPOSED COMBUSTIBLE LIGHTWEIGHT FRAMING MEMBERS IN THE HOUSE THEY MUST BE COVERED WITH A MINIMUM 5/8" TYPE-X GYPSUM BOARD SECTION R 302.15 AS AMENDED

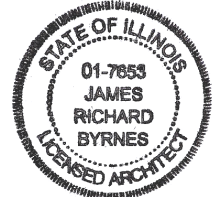
ALL EXISTING EXPOSED MEMBERS WHICH MAY BE CUT, NOTCHED, OR DAMAGED SHALL BE REPAIRED OR REPLACED AT TIME OF INSPECTION

NOTES:
 IRC. 2018
 IECC. 2021
 NEC. 2017
 IPC. 2014
NOTES:
 ASSUMED WIND LOAD = 115 MPH ULTIMATE
 ASSUMED SNOW LOAD = 30 PSF
 ALL FASTENERS & CONNECTORS TO BE HOT DIPPED GALVANIZED

First Floor Plan

CUSTOMER
 Patrick & Allison Bouchard
 807 Hill Ave.
 Glen Ellyn, IL 60137

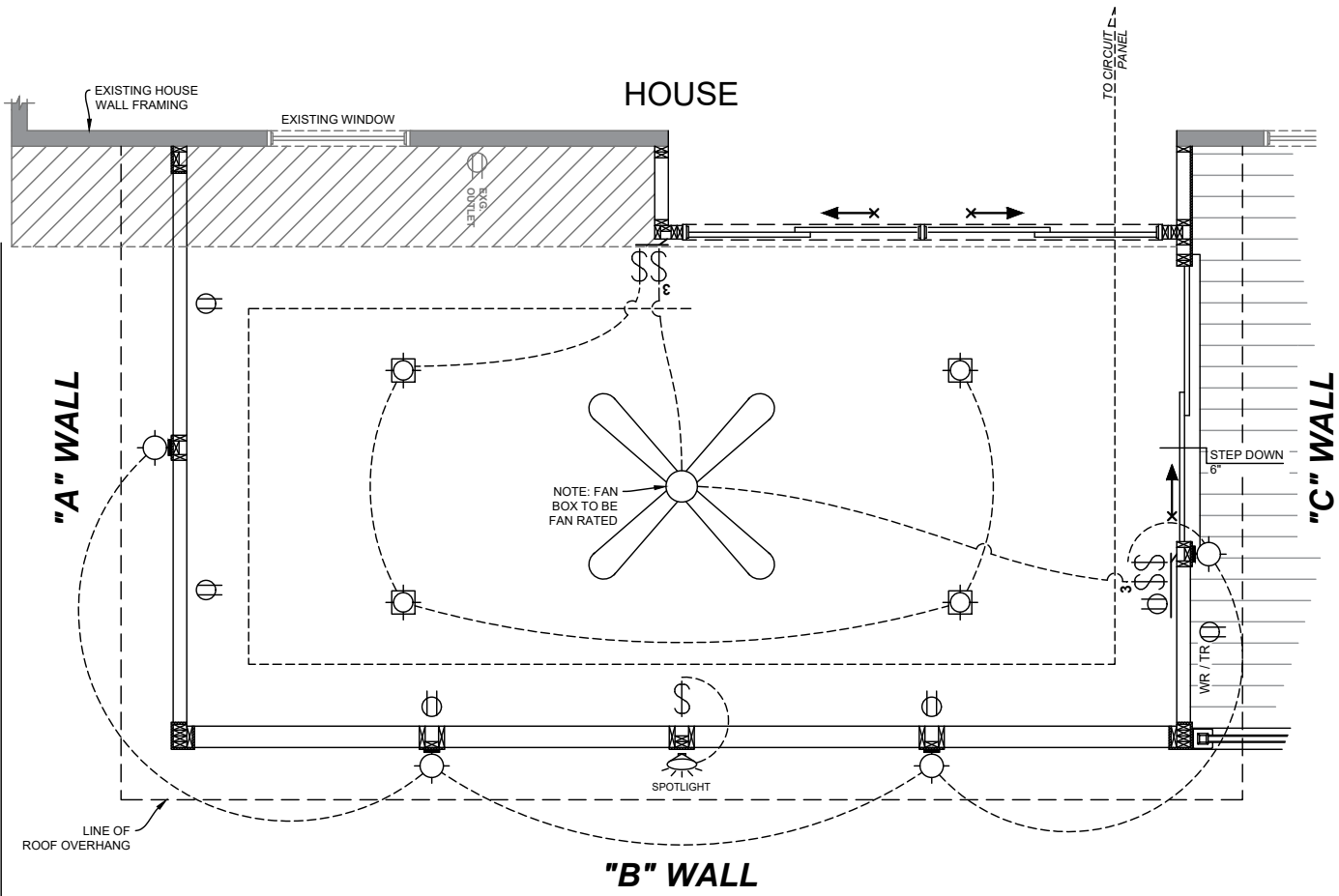
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EXP. DATE: 11/30/2026
 ARCHITECT SEAL



TimberBuilt Inc. 841 Equity Dr.
 St. Charles, IL 60174 Ph. 630-443-7100



ELECTRICAL SYMBOL LIST	
	CEILING SURFACE LIGHT
	WALL MOUNTED FIXTURE
	SPOTLIGHT
	TRACK LIGHT ASSEMBLY
	SWITCH
	THREE-WAY SWITCH
	DIMMER SWITCH
	SINGLE RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	QUADRUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET-SPLIT WIRED
	DEDICATED 240 V / 20A OUTLET
	WEATHERPROOF DUPLEX OUTLET
	GROUND FAULT PROTECTED RECEPTACLE
	FLOOR DUPLEX RECEPTACLE OUTLET

ALL NEW PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES, EXCEPT THOSE IN BATHROOMS OR HALLWAYS, SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR OCCUPANCY SENSOR. ALL ELECTRICAL TO FOLLOW THE 2017 NEC.

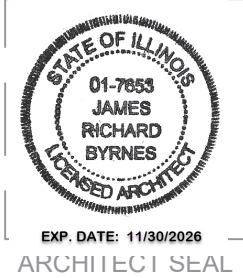
HOME SHALL FOLLOW THE 2018 IRC. CODE FOR SMOKE DETECTORS / CARBON MONOXIDE DETECTORS



NOTES:
 NEC. 2017
 ROOM CIRCUIT IS AFCI/GFCI PROTECTED
 ALL EXTERIOR RECEPTACLE ARE TYPE WR / TR
 ALL INTERIOR RECEPTACLES ARE TYPE WR / TR
 EMT CONDUIT

Electric Plan
 CUSTOMER
 Patrick & Allison Bouchard
 807 Hill Ave.
 Glen Ellyn, IL 60137

PROJECT: **BOUCHARD**
 DATE: **7-25-2025**
 PAGE #: **6**
 REVISION: **A**
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NOTES:

PROJECT: BOUCHARD

DATE: 7-25-2025

PAGE #: 7

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DRAWN BY: JGS

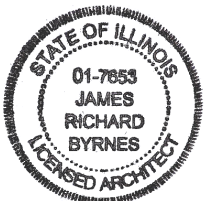
Typical Wall Section

CUSTOMER

Patrick & Allison Bouchard

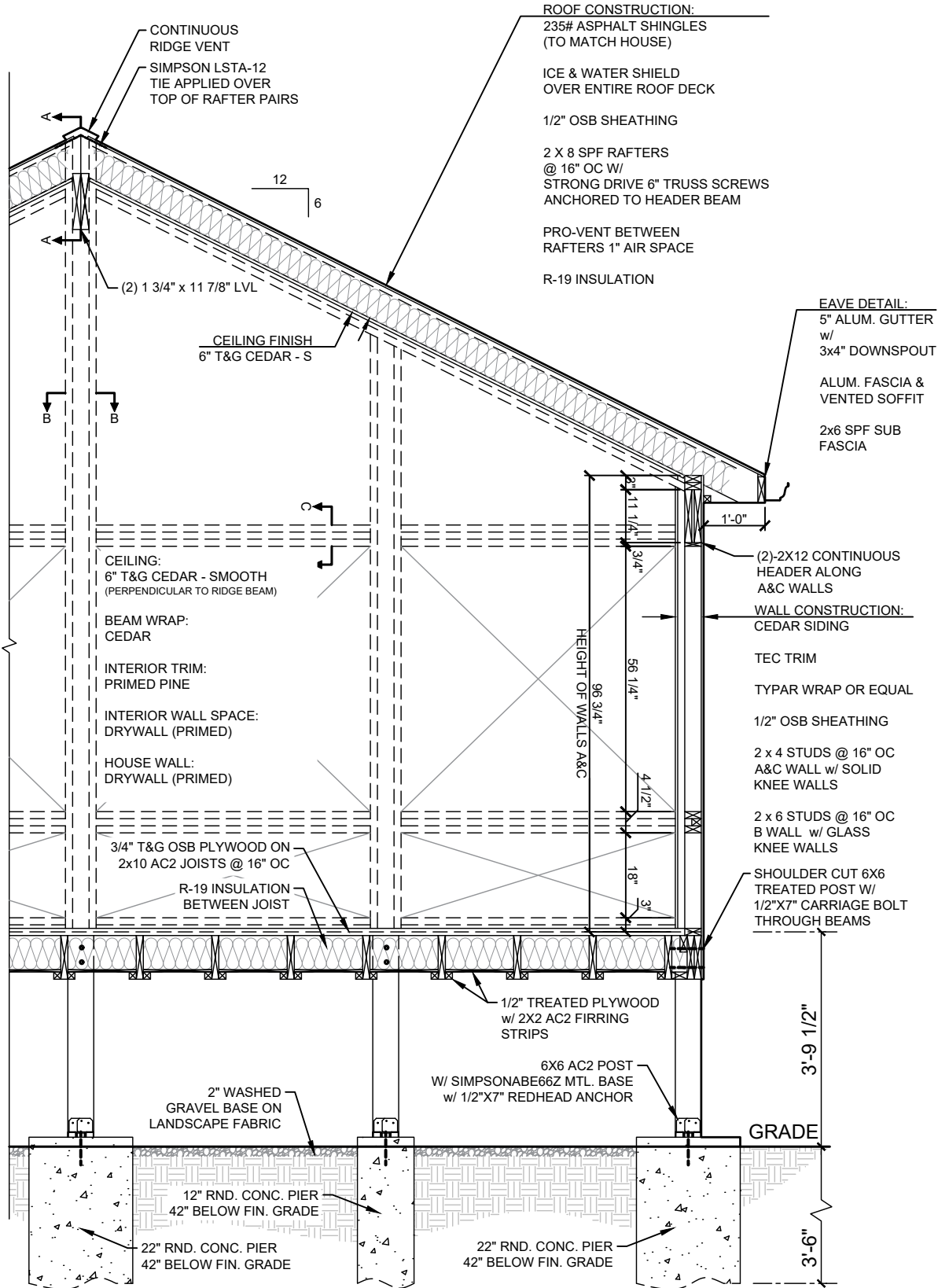
807 Hill Ave.

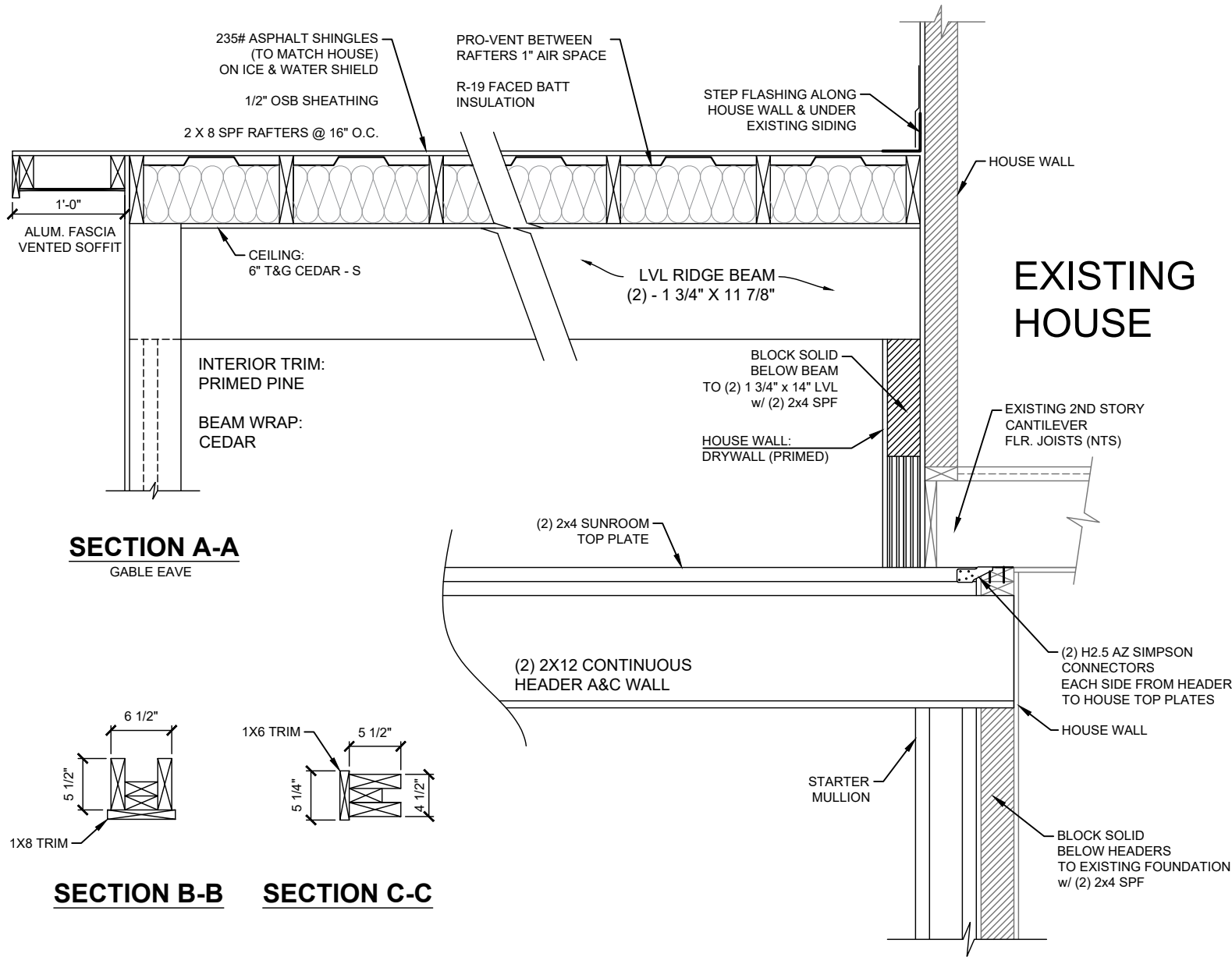
Glen Ellyn, IL 60137



EXP. DATE: 11/30/2026

ARCHITECT SEAL





NOTES:

PROJECT: **BOUCHARD**

DATE: **7-25-2025**

PAGE #: **8**

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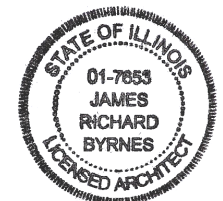
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DRAWN BY: **JGS**

House Connection Detail

CUSTOMER

Patrick & Allison
Bouchard
807 Hill Ave.
Glen Ellyn, IL 60137



EXP. DATE: 11/30/2026

ARCHITECT SEAL

TimberBuilt™

TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

Rooms

House Connection Detail

SCALE 3/4" = 1' - 0"

CODE FOR STAIRS

R311.7.5.1 Risers.

The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more 30 degrees (0.51 rad) from the vertical. At open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

R311.7.5.2 Treads.

The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5mm).

R311.7.8 Handrails.

Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.

R311.7.8.1 Height.

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm)

R311.7.8.4 Continuity.

Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.

NOTES:



Detail & Code Ref.

CUSTOMER

Patrick & Allison Bouchard
807 Hill Ave.
Glen Ellyn, IL 60137

PROJECT: **BOUCHARD**

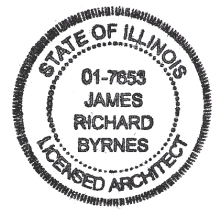
DATE: **7-25-2025**

PAGE #: **9**

REVISION: **A**

DRAWING SCALE: **1" = 1'-0"**

DRAWN BY: **JGS**



EXP. DATE: 11/30/2026

ARCHITECT SEAL



**Glen Ellyn Zoning Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/9/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-746)**

DOC ID: 2025-746

Public Hearing - 194 S. Ellyn Avenue - Detached Garage Variations

Statement of the Issue:

The petitioner is Dennis Sheehan, the owner of the property at 194 S. Ellyn Avenue. He has applied for zoning variations to accommodate the construction a proposed addition to an existing detached garage.

Analysis:

REQUEST: The petitioners request approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-4-8(F) to allow an eave height for a detached garage to be twenty feet (20'-0") in lieu of the maximum allowed eave height of twelve feet (12'-0").
2. Section 10-5-4(A)(2)(a) to allow an addition to an existing non-conforming detached garage on a property which has a total square footage for accessory structures of 1,006 square feet in lieu of the maximum allowed total square footage for accessory structures of 1,000 square feet.
3. Section 10-8-6(B)(2) – to allow an enlargement to an existing non-conforming six hundred and ninety square foot (690 sqft) detached garage which exceeds the maximum allowed square footage of six hundred and sixty square feet (660 sqft) for a detached garage.
4. Section 10-5-4(A)3 to allow for two accessory structures of the same type.

ZONING/USE: The subject property is zoned R2 - Residential District and improved with a two-story single-family home.

PUBLIC NOTICE: Notice of the public hearing was published in the August 22, 2025, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: There is no zoning history for the property.

PERMIT HISTORY:

Year	Permit No.	Type
2021	20211490	Driveway
2008	20080535	Fence
1990	11394	Garage
1964	194	Garage
1959	7011	New Single-Family Home

ANALYSIS: In order to proceed with the project as proposed, the petitioner will need to be granted the following variations from the Zoning Code:

1. Section 10-4-8(F) to allow an eave height for a detached garage to be twenty feet (20'-0") in lieu of the maximum allowed eave height of twelve feet (12'-0").

The property currently has a 690 square foot two-car garage that is approximately 12 feet in height to the top of the ridge. Based on the historical building permit records, the garage appears to have been permitted about five years after the construction of the primary structure. The applicant is proposing to raid the roof of the existing garage to allow for a second story storage area. The maximum ridge height of the proposed enlargement would be 22 feet and would be the maximum allowed height for a garage per village code. In order to maximize the total usable area of the proposed second story, the property owner is proposing an elevated eave height of 20 feet for the expansion to allow for greater overhead space for storage.

2. Section 10-5-4(A)(2)(a) to allow an addition to an existing non-conforming detached garage on a property which has a total square footage for accessory structures of 1,006 square feet in lieu of the maximum allowed total square footage for accessory structures of 1,000 square feet.

The proposed enlargement would be to an existing nonconforming property with accessory structures with a combined area of 1,006 square feet. Village code. Ord. 4673 was adopted in 1998, which created the restriction of limited accessory structures to a maximum total area of 1,000 square feet.

3. Section 10-8-6(B)(2) – to allow an enlargement to an existing nonconforming six hundred and ninety square foot (690 sqft) detached garage which exceeds the maximum allowed square footage of six hundred and sixty square feet (660 sqft) for a detached garage.

The proposed enlargement would be to an existing nonconforming garage with a total area of 690 square feet. The maximum allowed area for a detached garage is 660 square feet. The 660 square foot maximum allowed area requirement appears to have been adopted by the Village between 2002 and 2005.

4. Section 10-5-4(A)3 to allow for two accessory structures of the same type.

The property currently has two detached garages on the property. The proposed enlargement would be an enlargement to an existing non-conforming use of an accessory structure. Ord. 5035 was adopted in 2002, which created the requirement that no more than one of each type of accessory

structure shall be allowed on a zoning lot unless authorized by a Special Use Permit.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners' application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variation and if the essential character of the neighborhood is maintained.

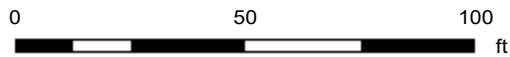
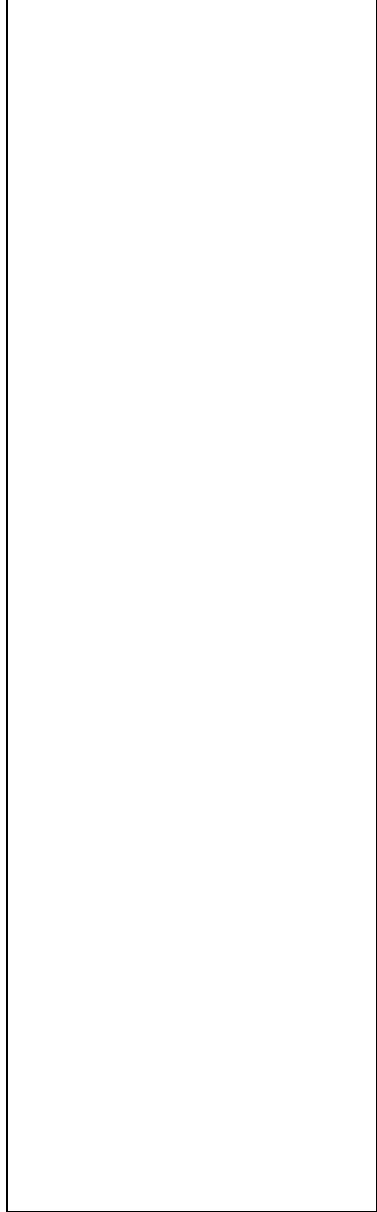
The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request per Section 10-10-12 of the Glen Ellyn Zoning Code.

Attachments:

1. Aerial Map
2. Zoning Map
3. Application - Zoning Variation
4. Plat of Survey
5. Elevations and Floor Plan

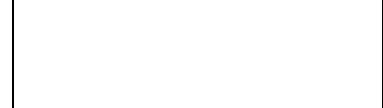


Legend

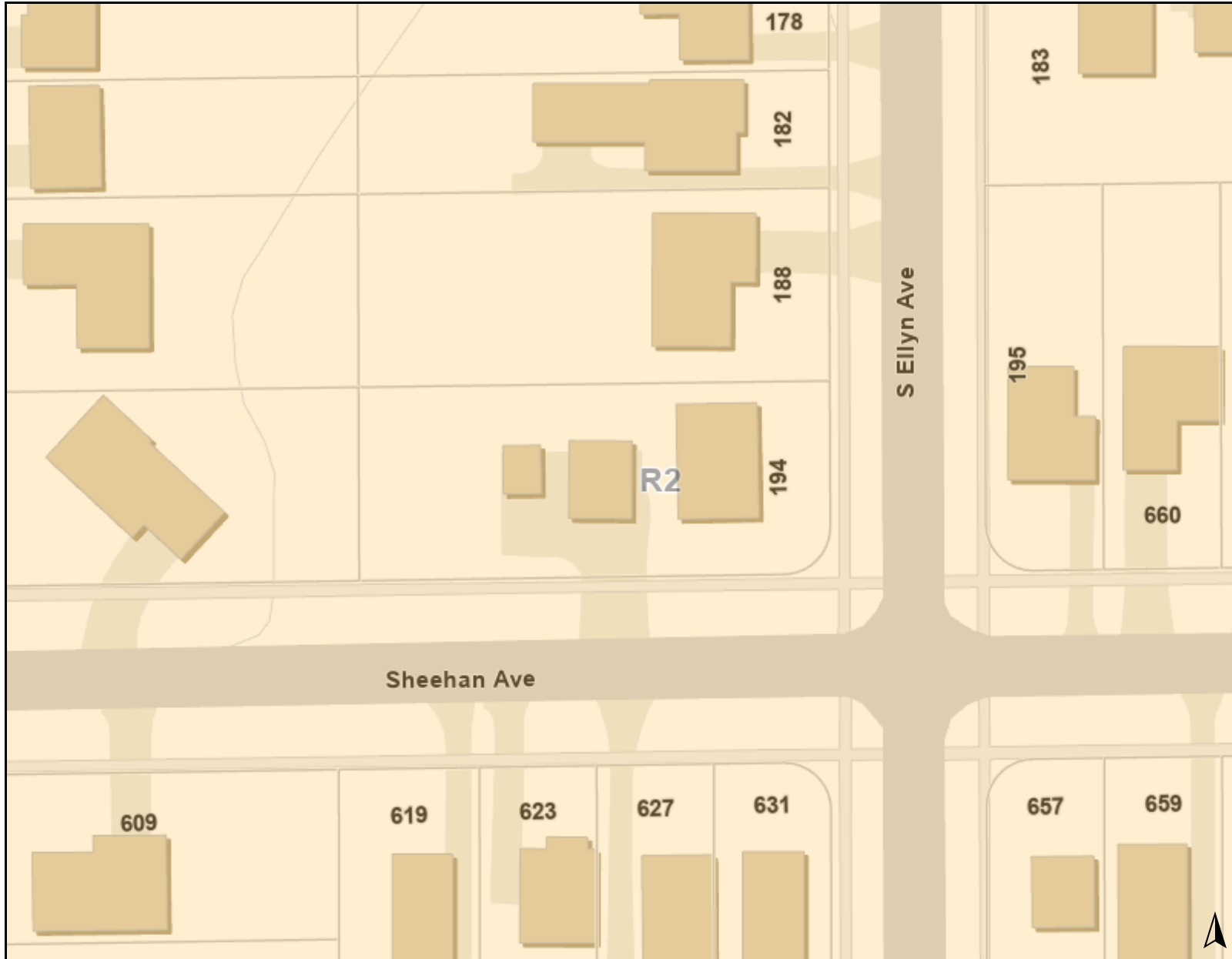


Print Date: 9/3/2025

Notes




Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

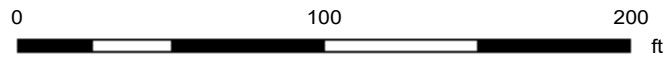


Legend

Zoning and Development

Zoning

-  R2: Single Family Residential District



Print Date: 9/3/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



VILLAGE OF GLEN ELLYN

Zoning Variation Application Packet

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

APPLICATION FOR ZONING VARIATION

Date Filed: 7/31/2025

Application No: 2025-0025

Name of Applicant: Dennis Sheehan Jr

Address of Applicant: 194 S ELLYN AVE GLEN ELLYN, AL 60137

Property Interest of Applicant: Owner

Name of Owner: Dennis Sheehan

Address of Owner: 194 S Ellyn Ave Glen Ellyn, IL 60137

Type	Name	Address	Phone	Email
Petitioner	Dennis Sheehan Jr	194 S ELLYN AVE GLEN ELLYN, AL 60137		
Web Administrator	Dennis Sheehan Jr	194 S ELLYN AVE GLEN ELLYN, AL 60137		
Parcel Owner	Dennis Sheehan	194 S Ellyn Ave Glen Ellyn, IL 60137		

Property Address: 194 S Ellyn Ave

Project Name: Web Project

Project Description: detached garage raising the roof to add additional storage

Legal Description of Property:

lot 13 in block 3 in glen acres sub. ,being a sub. of part of section 23, township 39 north 10 east of the thed principal meridian according to the plat thereof recorded october 8, 1995 as document 201017 in dupage county il.

Zoning: R2, Single Family Residential District

Lot Dimensions: 200x82 by 180x 62

Lot Area: 16500

: 05232200430000

Present Use:

residential

Estimated Date to Begin New Use/Construction: 9/1/2025

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

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Narrative Statement:

footprint and eve hight

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

unable to change existing footprint

2. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations) OR Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

these building were built be for i took ownership

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

we are just razing the roof of said structure

4. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

we are willing to work with the city but we also are looking to make this look as nice as possible

5. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

this is a pre existing structure

6. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

this will be use for personal use only

7. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

this situation has been a cause of a change of city code

8. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

there is no substantial change other than the roof hight

9. Provide evidence that the proposed variation will not: Impair an adequate supply of light and air to adjacent property.

the ne Hight will not affect any Nabers do to the distance and location form the structure

10. Provide evidence that the proposed variation will not: Substantially increase the hazard from fire or other dangers to the property in question or adjacent property.

this is an preexisting building

11. Provide evidence that the proposed variation will not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

as stated above this is a preexisting building

12. Provide evidence that the proposed variation will not: Diminish or impair property values within the neighborhood.

this will most likely increased value

13. Provide evidence that the proposed variation will not: Unduly increase traffic congestion in the public streets and highway.

this is for personal use

14. Provide evidence that the proposed variation will not: Create a nuisance.

this will be built to be as unintrusive as possible

15. Provide evidence that the proposed variation will not: Results in an increase in public expenditures.

there is no public use

16. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

as stated above its per existing building and the changes are for storage only

17. Please add any comments which may assist the commission in reviewing this application.

the issues we are having are due to the city out building code changes in which i was not living here and cannot rebuild original structure

OWNERSHIP BY LAND TRUST

Date: 7/31/2025

Address: 194 S Ellyn Ave

Legal Description:

lot 13 in block 3 in glen acres sub. ,being a sub. of part of section 23, township 39 north 10 east of the thed principal meridian according to the plat thereof recorded october 8, 1995 as document 201017 in dupage county il.

TRUSTEE:

TRUST NO.:

Address:

LIST ALL BENEFICIARIES:

--	--

OWNERSHIP BY A CORPORATION

Date: 7/31/2025

Address: 194 S Ellyn Ave

Legal Description:

lot 13 in block 3 in glen acres sub. ,being a sub. of part of section 23, township 39 north 10 east of the thed principal meridian according to the plat thereof recorded october 8, 1995 as document 201017 in dupage county il.

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK):

--	--	--	--

VILLAGE OF **Glen Ellyn** ILLINOIS

JORDAN FRAHM
 ASSOCIATE PLANNER
 COMMUNITY DEVELOPMENT DEPARTMENT

jfrahm@glenellyn.org
 (630) 547-5371

535 Duane Street
 Glen Ellyn, IL 60137

WWW.GLENELLYN.ORG



PLAT OF SURVEY

1216 E. Central Road
 Arlington Heights, IL 60005
 Phone: 708-392-7600
 Fax: 708-392-7719

149 N. Virginia Street
 Crystal Lake, IL 60014
 Phone: 815-356-1510
 Fax: 815-356-5658

8800 S. Roberts Road
 Palos Hills, IL 60465
 Phone: 708-430-4077
 Fax: 708-598-0696

218 N. County Street
 Waukegan, IL 60085
 Phone: 708-336-2473
 Fax: 708-336-2113

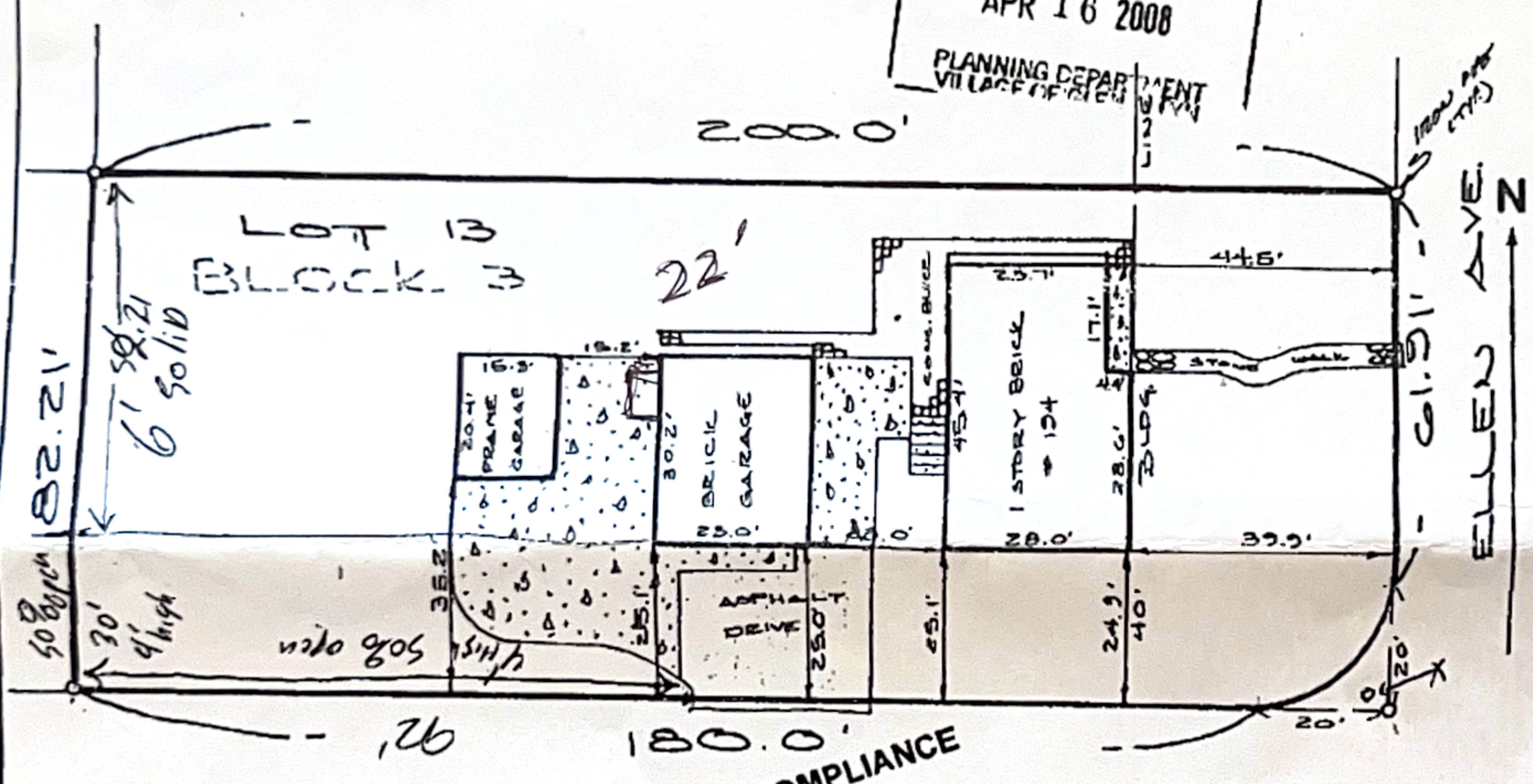
373 S. County Farm Road
 Wheaton, IL 60187
 Phone: 708-690-3733
 Fax: 708-690-3735

LOT 13 IN BLOCK 3 IN GLEN ACRES SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1985 AS DOCUMENT 201017, IN DUPAGE COUNTY, ILLINOIS.

REINSPECTED ON JUNE 13, 1995 AS MID AMERICA SURVEY COMPANY JOB NO. 221022 AND FOUND PROPERTY MONUMENTATION AS SHOWN HEREON WITH NO CHANGES TO IMPROVEMENTS NOTED.

J. Mann

RECEIVED
 APR 16 2008
 PLANNING DEPARTMENT
 VILLAGE OF GLEN ELLYN



REVIEWED FOR CODE COMPLIANCE

AS NOTED

FOUNDATION ONLY

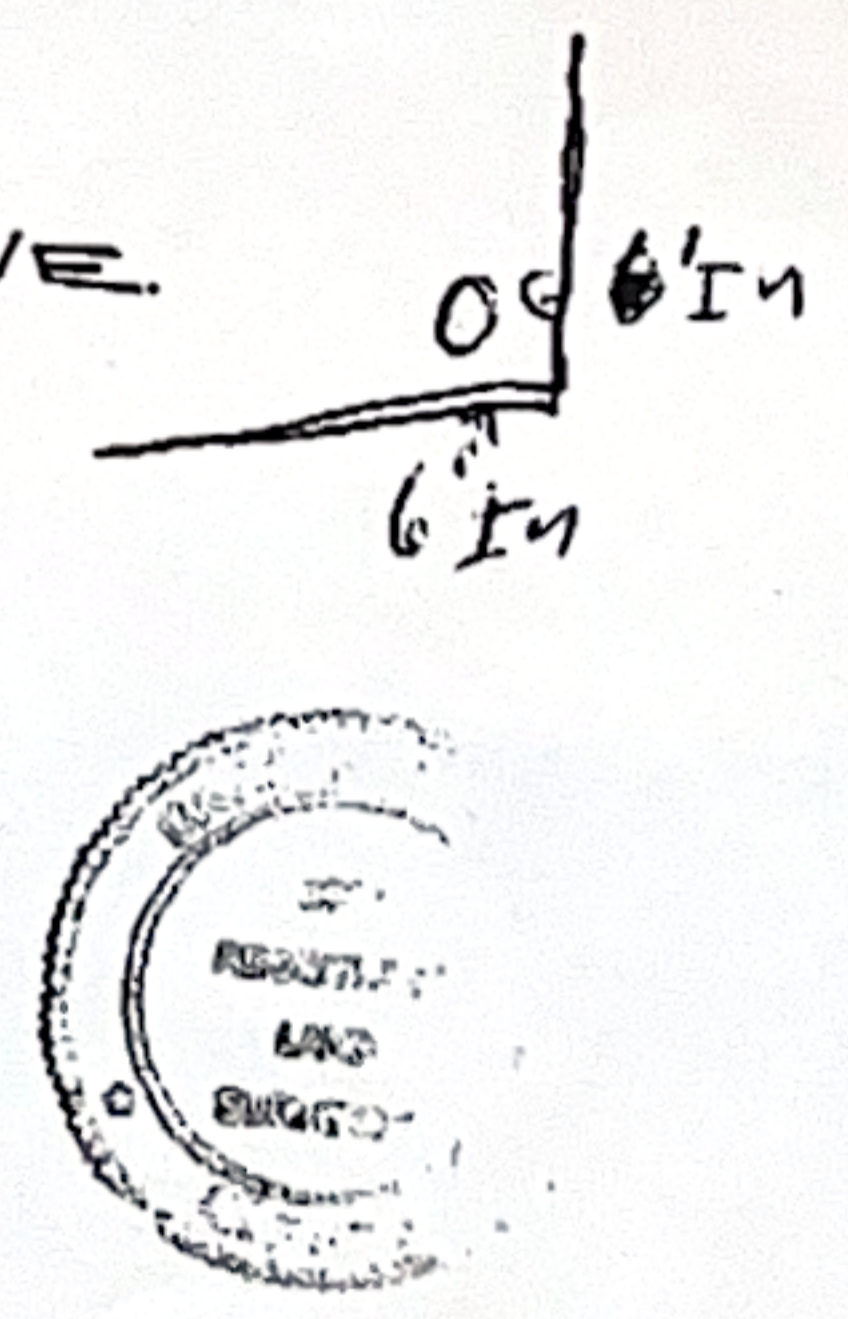
THIS REVIEW AND THESE DOCUMENTS, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE OWNER, ARCHITECT OR CONTRACTOR OF THEIR RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS

4.16.08
 (Date)

Village of Glen Ellyn Permit No. 20080535

By: *[Signature]*
 Building and Zoning Official

Final Inspection Required For All Projects
 Call 630-547-5250



STATE OF ILLINOIS) S.S.
 COUNTY OF LAKE)

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining improvements do not encroach unless shown. Dated 12/8 1992

By: *[Signature]*
 Registered Illinois Land Surveyor

05-23-220-043

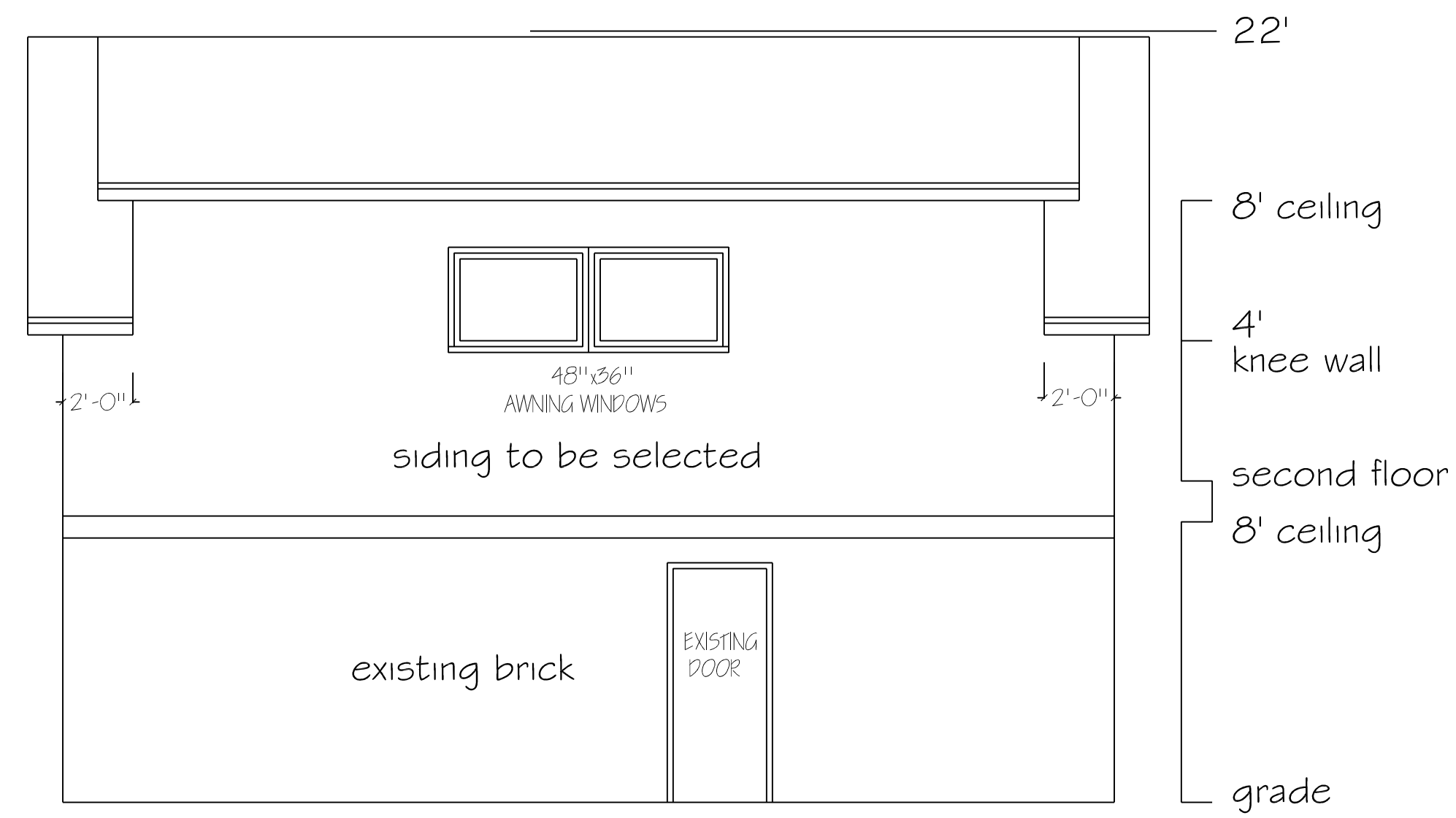
All distances shown are in feet & decimal parts thereof. NOTE: Only those Building Lines or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered contains a proper description of the required Building Lines or Easements. Compare your destination and site markings with this plat and at once report any discrepancies which you may find.

Scale 1" = 30'

No angles or distances are to be determined by scaling.

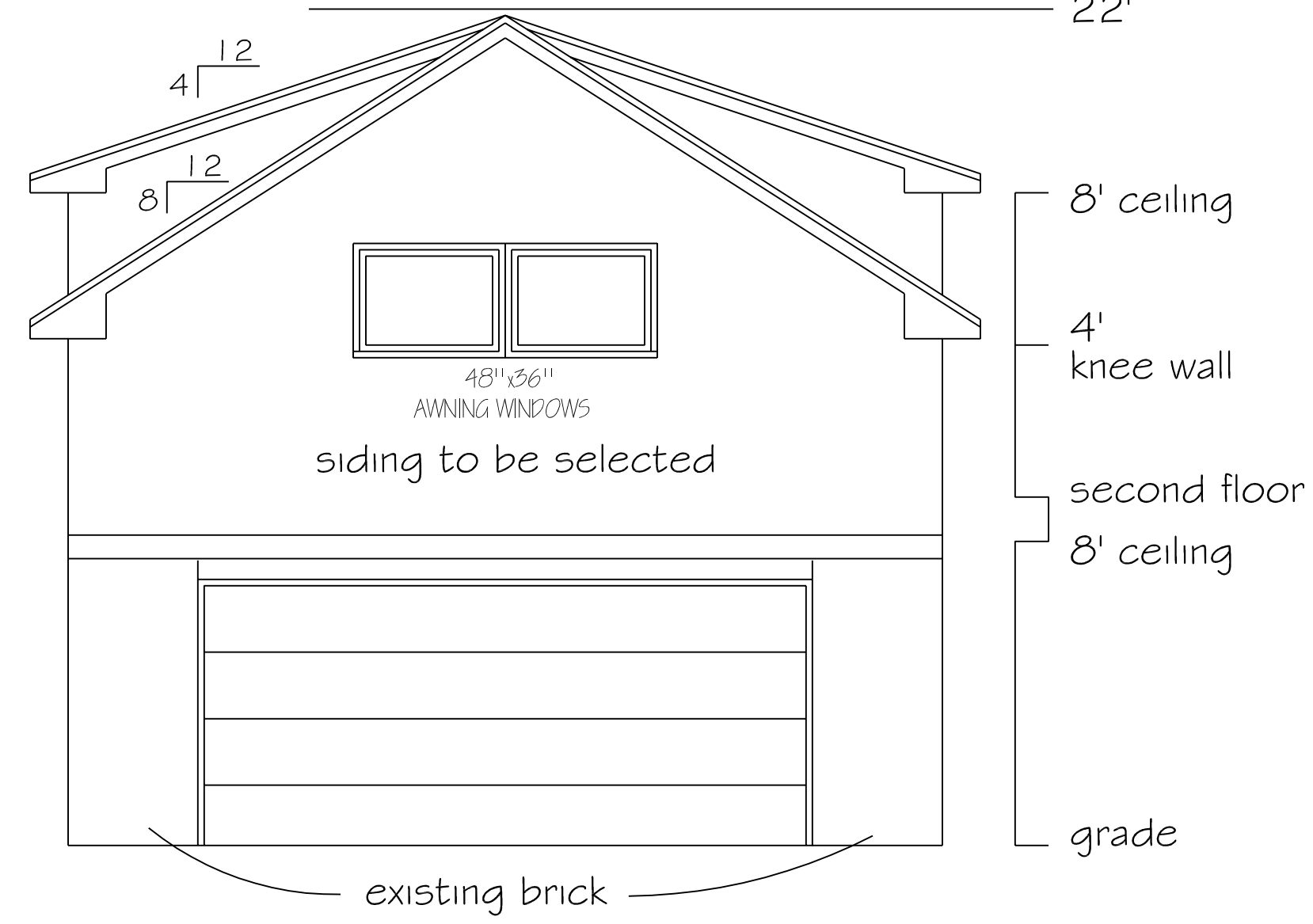
Job No. 24326/221022

Ordered By REMAX/SUBURBAN



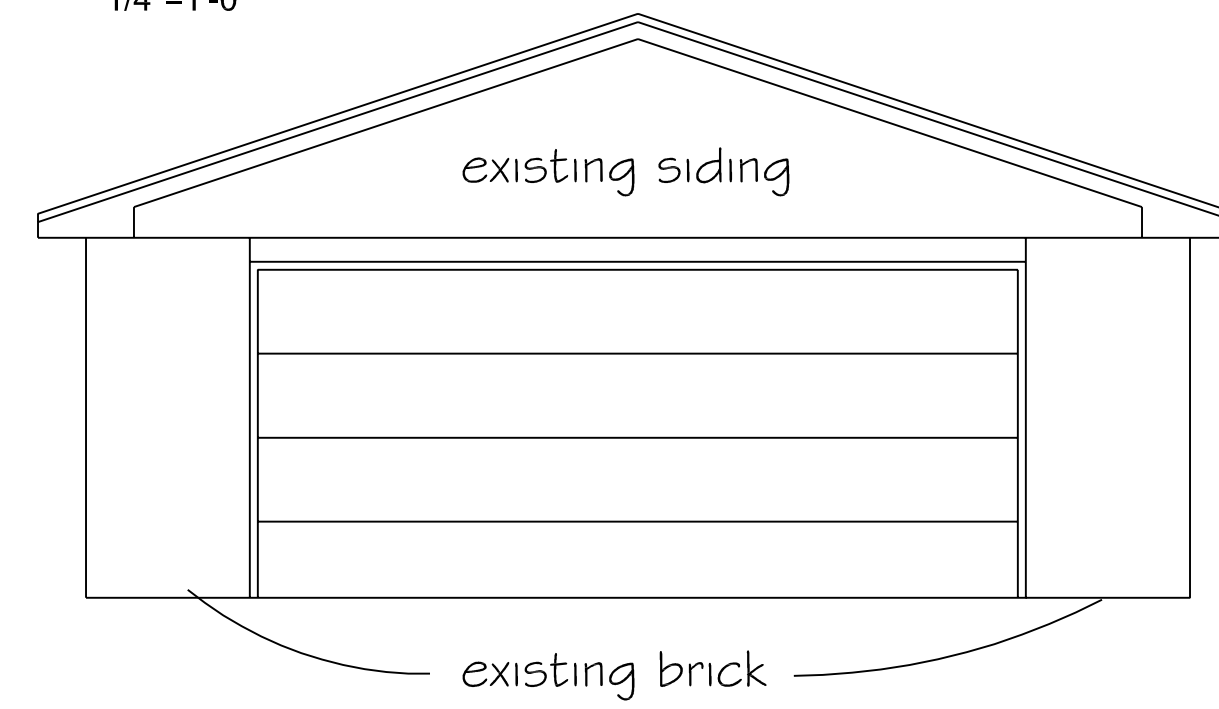
Proposed East Elevation

1/4"=1'-0"



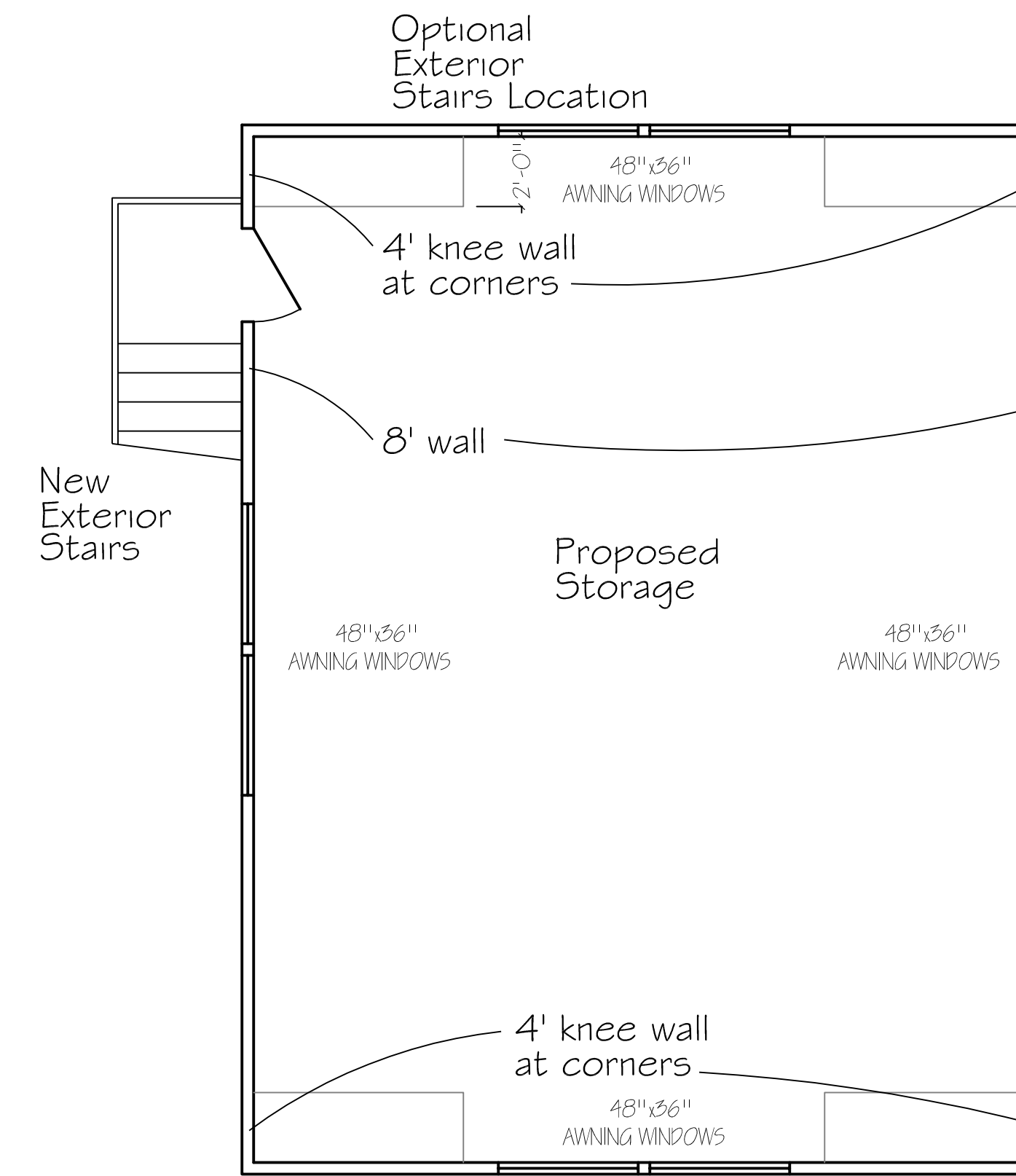
Proposed South Elevation

1/4"=1'-0"



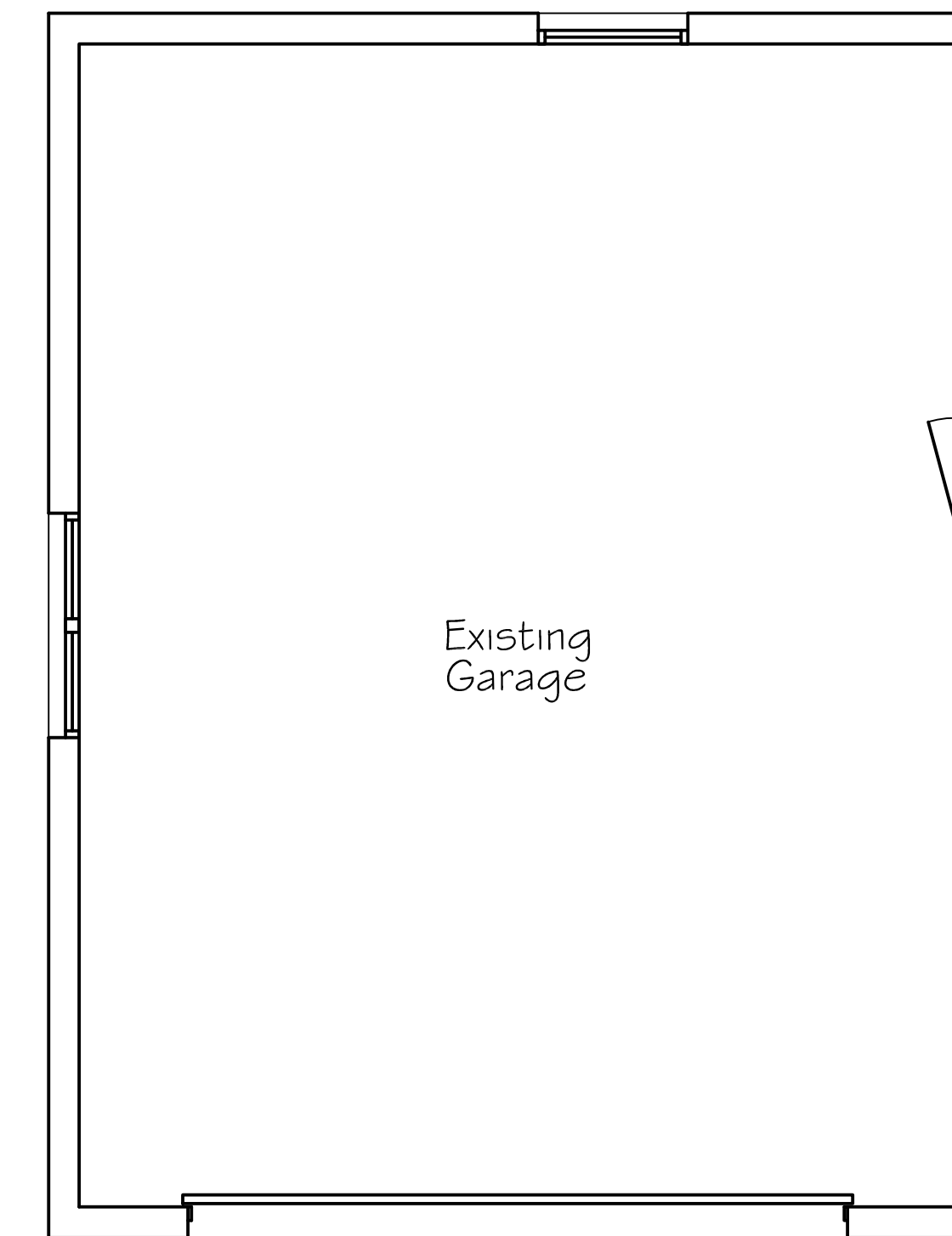
Existing South Elevation

1/4"=1'-0"



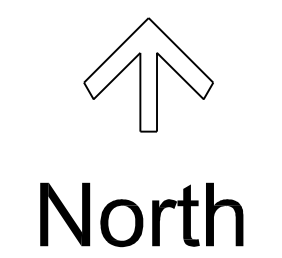
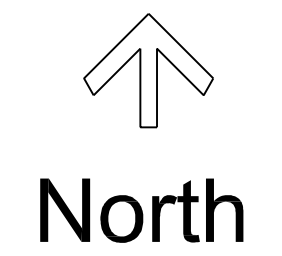
Proposed Storage Floor Plan

1/4"=1'-0"



Existing Garage Plan

1/4"=1'-0"



Second Floor Gaage Addition
 Glen Ellyn, Illinois
 194 S. Ellyn

Mark D. VanKerckhoff, AIA
 339V186 Hilltop Drive
 St. Charles, Illinois 60175
 (630) 675-9914

1/4" = 1'-0"

A2



Glen Ellyn Zoning Board of Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/9/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Policy
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2025-752)

DOC ID: 2025-752

Review and Approval of Rules of Procedure for the Glen Ellyn Zoning Board of Appeals

Statement of the Issue:

The Zoning Board of Appeals (“ZBA”) does not currently have a document that formalizes rules and procedures for how the Board should govern its meetings and public hearings. Village Attorney Paul Stephanides has drafted a document outlining rules and procedures for the ZBA to adopt and implement for its future business.

Analysis:

The ZBA was presented with the draft Rules of Procedure of the Glen Ellyn Zoning Board of Appeals at its July 8 meeting. The Rules of Procedure to be considered and adopted by the ZBA shall govern the ZBA’s meetings and public hearings.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of Rules of Procedure for the Glen Ellyn Zoning Board of Appeals.

Attachments:

1. ZBA Draft Rules

**ZONING BOARD OF APPEALS
OF THE VILLAGE OF GLEN ELLYN, ILLINOIS**



RULES OF PROCEDURE

ADOPTED ON _____, 2025

1. GENERAL PROVISIONS

1.1. The Rules of Procedure adopted herein (“Rules”) by the Zoning Board of Appeals (“ZBA”) shall govern the ZBA’s meetings and public hearings. In the event any Rule herein conflicts with a requirement of state law, the Glen Ellyn Village Code or Glen Ellyn Zoning Code (collectively referred to as “other requirement”), the other requirement shall govern and control.

1.2. These Rules are adopted as a supplement to the applicable provisions of the Illinois Compiled Statutes, the Glen Ellyn Village Code (“Village Code”), the Glen Ellyn Zoning Code (“Zoning Code”), and any ordinances, resolutions, or rules adopted by the Village Board as they relate to the ZBA.

1.3. These Rules are adopted pursuant to the authority granted by Section 2-14-4 (“Meetings”) of the Village Code.

2. MEMBERS AND DUTIES

2.1. The ZBA Chair is appointed by the Village President with the advice and consent of the Board of Trustees. The Chair shall preside at all meetings and hearings of the ZBA, shall administer oaths to witnesses or authorize the administration of oaths, and shall decide all points of order or procedure.

2.2. In case of the absence or disability of the Chair, an Acting Chair shall be nominated by the ZBA and a motion shall be adopted to appoint the Acting Chair. The Acting Chair shall perform all the duties and exercise all the powers of the Chair.

2.3. A quorum for a meeting of the ZBA shall be four (4) members who are physically present for a meeting. Electronic attendance at a meeting shall be governed by the Village Code.

2.4. Any ZBA member who has a proprietary interest, or other conflict of interest, in any matter before the ZBA shall not vote thereon and shall remove themselves from any meeting or hearing at which said matter is under consideration. If more than three (3) ZBA members remove themselves from a hearing, the Board shall refer the matter to the Village President and Board of Trustees for direction.

2.5. Any person appearing before the ZBA is prohibited from communicating with the ZBA’s members about matters before the ZBA outside of ZBA meetings. If a member receives such an *ex parte* communication, it must be made part of the public record by the member who received the communication. Failure to adhere to this Rule by any person appearing before the ZBA may result in the member who received the *ex parte* communication having to recuse themselves from a hearing or result in the dismissal of an application.

3. MEETINGS

- 3.1. Regular ZBA meetings shall be held on the second Monday of every month at 7:00 P.M., or such other days and/or times as determined by the ZBA, in the Galligan Board Room of the Civic Center or other noticed place, unless such day shall be a recognized holiday. Any regular meeting may be cancelled by the ZBA if any case or matter is not ready to proceed, or if a quorum of the ZBA is not available for a regular meeting.
- 3.2. A quorum shall consist of four members of the seven (7) member ZBA.
- 3.4. All ZBA meetings shall comply with the Open Meetings Act. All ZBA meetings shall be open to the public, and no official action shall be taken except during a public meeting.
- 3.5. The latest edition of Robert's Rules of Order shall govern the ZBA's meetings except when in conflict with the Village Code or any applicable Village ordinances, rules adopted by the Village Board, these Rules, or State law.
- 3.6. The order of agenda items may be modified by the Chair with the consent of the ZBA.
- 3.7. The Rules for Public Comment adopted by the Village President and Board of Trustees on _____, 2025 ("Rules for Public Comment"), as amended, shall govern the ZBA.

4. PUBLIC HEARINGS

- 4.1. Notice of public hearings shall be given in accordance with the Village Zoning Code and State law.
- 4.2. The Chair shall request a motion to open a public hearing which shall be voted upon by a voice vote.
- 4.3. *Continuances:* If a public hearing is to be continued, a motion to continue the hearing to a date certain shall be made which shall be voted upon by a voice vote. All continuances shall be to a date certain and no further notice shall be required. One continuance will be granted to a petitioner, if requested. Further continuances will be at the ZBA's discretion. If after the presentation of the petitioner's application, other interested parties wish to have the hearing continued so that they might prepare evidence or testimony of their own concerning or in response to the petitioner's application, the ZBA may grant a continuance.
- 4.4. At the conclusion of a public hearing, a motion to close the public hearing shall be made which shall be voted upon by a voice vote.
- 4.5. A record of a public hearing must be maintained in the form of minutes.

4.6. The petitioner, or the petitioner's authorized representative, must be present at the public hearing. Whenever a petitioner or the petitioner's representative fails to appear, the ZBA may choose to dismiss the application. Dismissal for a failure to appear is not a determination on the merits and shall not bar the filing of a new application.

4.7. Each person speaking at a public hearing shall be sworn in as a witness and shall identify themselves and provide their address. A speaker may choose to decline to provide their address.

4.8. Petitioners or objectors may present witnesses for direct questions. The ZBA may limit the number of witnesses whose testimony is cumulative or not relevant to a matter before the ZBA.

4.9. Cross-examination of witnesses shall be permitted, provided that the Chair may limit redundant questions and make other limitations based on relevancy. The examination of a witness shall not be used by a questioner to offer testimony or evidence of the questioner.

4.10. The Chair may require a preliminary statement of the nature of the evidence proposed to be elicited from a witness.

4.11. All questions or statements from the floor must be directed to the Chair.

4.12. Public comment and testimony shall take place in accordance with the Village's Rules for Public Comment.

4.13. Upon the close of a public hearing, the ZBA shall deliberate on an application and shall vote to either recommend to the Village Board that an application be approved or denied by a majority vote of those members in attendance. The ZBA must conduct its deliberations and vote in a public session.

4.14. Upon the adoption of a motion to either recommend approval or denial of an application, the ZBA shall adopt written findings of fact and a recommendation based upon the ZBA's adopted motion by a majority vote of those members in attendance.

4.15. ZBA members who are absent for one or more hearing sessions as applicable may vote on the ZBA's recommendation and the adoption of written findings of fact and recommendation if they affirm that they have either listened to the audio of the proceedings and reviewed the evidentiary materials or read the draft meeting minutes and reviewed the evidentiary materials.

4.16. If a petitioner wishes a court reporter to be present at a hearing, the petitioner must engage the court reporter at the petitioner's cost. The Village shall audio record hearings.

5. AMENDMENT TO RULES

5.1. These Rules may be amended by a vote of four (4) members of the ZBA at any regular meeting of the ZBA.